

BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

v.

CASE NO. 18-130

TODD JOHNSON,

Respondent(s).

NOTICE OF VIOLATION

1. A review of the database and an onsite inspection on April 12, 2018 by a Code Compliance Officer, of your property, located at 1316 Mango Ave, Venice Florida, described and zoned as:

Parcel ID: 0410080058
RSF 2 (Residential Single Family)

Resulted in finding permit **open storage of unsightly items out of character with the neighborhood.**

2. This is a direct violation of Venice Code of Ordinances Sec. 34-81. Prohibited Exceptions

VENICE CODE OF ORDINANCES

Sec. 34-81 (a) and (c)- Prohibited; exceptions.

(a) *Prohibited.* It shall be unlawful to permit offensive accumulations upon any lot, tract or parcel of land within the city, whether improved or unimproved, occupied or unoccupied. An offensive accumulation is defined as the accumulation of stagnant and noxious waters (except in drainage ditches), rubbish, trash, filth, refuse, debris or untended growth of trees, vines, undergrowth, weeds or other noxious plants, or the growth and accumulation of grass in excess of 12 inches of height from the ground, which may cause disease, menace the public health, safety or welfare, create a fire hazard, reasonably create a breeding area for or infestation of mosquitoes, dangerous insects, rodents, poisonous reptiles and other vermin or which is likely to adversely affect the values of neighboring properties.

(c) *Residential areas.* It shall be unlawful to use residential property for the open storage of junk, dilapidated motor vehicles, appliances, building materials or other similar unsightly items out of character with the neighborhood or likely to adversely affect the value of neighboring properties. For purposes of this section, a dilapidated motor vehicle is defined as one that is in a state of disrepair and incapable of being moved under its own power.

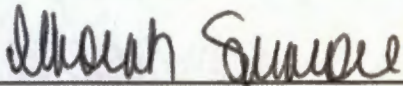
3. You were previously notified of the violation of Venice Code of Ordinances by a Door Hanger dated April 12, 2018.

4. You are hereby notified that you must clear the violations by removing all stored items from yard including the front and side yards and the front covered patio.

5. You will be allowed **ten (10) days** from your receipt of this Notice to correct this violation.

6. **Be advised that it is your responsibility to contact the Code Compliance Division to request an inspection to verify that the violation has been corrected.**

7. **Your failure to comply with the terms of this Notice will result in this matter being heard before the CODE ENFORCERMENT BOARD at the time and place shown on the attached Notice of Hearing.**



Deborah Sanacore
Certified Code Compliance Officer
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Venice, FL 34285
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